

**PROJECT NARRATIVE
CITICHURCH INTERNATIONAL
9610 E. CACTUS ROAD
November 21, 2003**

This 13,547 S.F. new church building will be the first permanent home for the growing CitiChurch congregation. The church, which is relatively new to our community, gave its first public service in July of 2000. This non-denominational place of worship is currently 400 members strong and continues to grow.

Even in its infancy the church has participated in several educational and community out-reach programs and is planning to strengthen its involvement in the community as it grows. This new facility is seen as a critical step in the church's ability to strengthen and expand its out-reach programs, educational programs, and presence in the community.

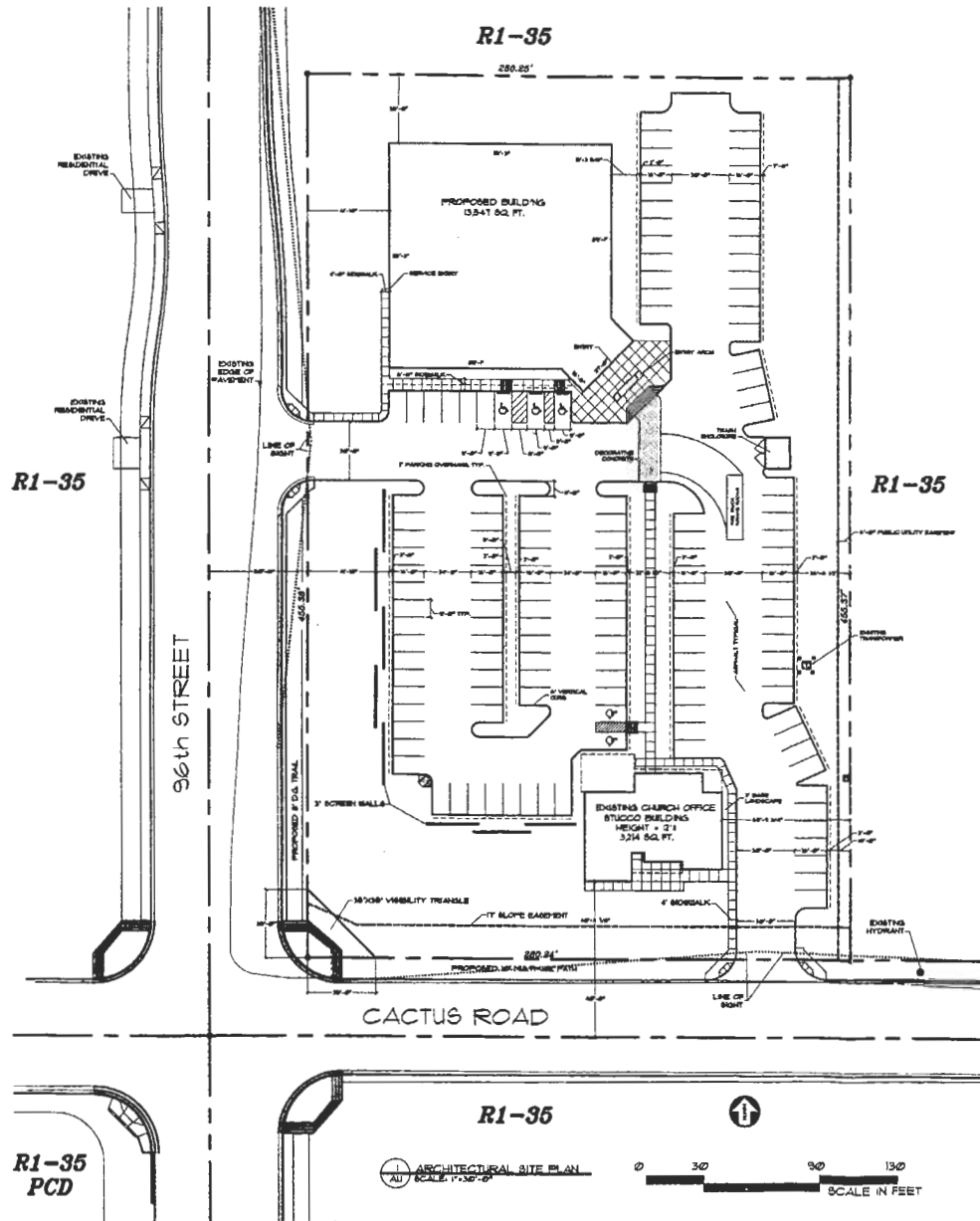
The facility will be located on a 2.9 acre R1-35 zoned property at the North East corner of 96th Street and Cactus Road. This property has a long history of use as a church, dating back to a development project in 1989 that did not move forward to construction. The property, however, includes an existing 3,214 S.F. building that was used as a Baptist church since that date. This building will be used for church offices augmenting the new building, and bringing the total square footage of all buildings on the site to 16,761 S.F.

The site plan has been laid out in such a way as to facilitate smooth traffic flow in and out of the property while providing ample open space and landscaping. A strong pedestrian connection is provided between the buildings and to the adjacent streets, multi-use path and equestrian trail. These elements are part of the Cactus Corridor. Another interesting element of the site plan is the inclusion of a simple meditation path molded into the onsite retention basin near the corner of 96th Street and Cactus. The landscaping provided by this facility will remain true to the theme of the Cactus Corridor, augmenting it with the use accent palms to provide interest to the buildings entry point and pedestrian connections.

The church's modified mission style features ironwork both in the dramatic arches and an overhead latticework connecting the entry feature to the main structure of the building. The entry feature and ironwork above are intended to provide a human scale to the building and as a transition from the outdoor spaces of this property into this place of worship. The church is striving to remain thematically correct and to honor the Cactus Corridor while remaining faithful to its religious traditions and roots. The color palette takes full advantage of the buildings recessed surfaces and textures. The roof heights vary one foot between the two main elements providing an interesting break in the roofline. The overall height of the building is kept well below the allowed maximum height of thirty feet. A cornice is used around the entire top of the building to further define its edge and increase the visual interest of the structure.

Through sensitive development and careful planning this proposed project strives to meet both the needs of CitiChurch and the interests of the adjacent community. The church is looking forward to being a member of the community and a strong resource to the people living and working as its neighbors.

86-DR-2003
11-21-2003



PROJECT DATA

OWNER: CITI CHURCH INTERNATIONAL
13436 NORTH 100th STREET
SCOTTSDALE, ARIZONA

SITE ADDRESS: 2400 EAST CACTUS ROAD
SCOTTSDALE, ARIZONA

PROJECT TYPE: PLACE OF WORSHIP

ZONING: R1-35

MAX. BUILDING HEIGHT: 26'-0"

BUILDING AREA: 13,841 SQ. FT.

EXISTING BUILDING AREA: 3,214 SQ. FT.

TOTAL BUILDING AREA: 16,761 SQ. FT.

NET SITE AREA: 12,618 SQ. FT. (2.86 ACRES)

GROSS SITE AREA: 17,617 SQ. FT. (4.03 ACRES)

PARKING REQUIRED: 120 SPACES
(400 FIXED SEATS IN SANCTUARY) / 4
+ (4374 SQ. CLAMPOCKY SEATING AREAS) / 300 = 15
TOTAL = 135 SPACES

PARKING PROVIDED: 135 SPACES
(INCLUDES 9 ACCESSIBLE SPACES)

FLOOR AREA RATIO MAX: 26% OR 32.43 SQ. FT.

FLOOR AREA RATIO: 16,761 SQ. FT. / 100' x 28,316 SQ. FT. = 13.3%

OPEN SPACE MIN: 26.6%

OPEN SPACE PROVIDED: 97%

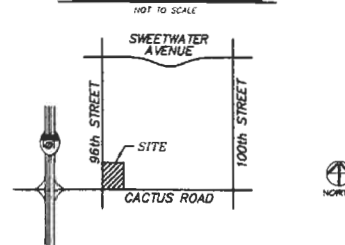
DESCRIPTION

PARCEL 1:
The South half of the North half of the South half of the West half of the West half of the Southwest quarter of Section 17, Township 3 North, Range 5 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona.
EXCEPT the East 5.00 feet of the West 50.00 feet
EXCEPT the South 20 feet thereof.

PARCEL 2:
The South half of the South half of the West half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 5 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona.
EXCEPT the East 5.00 feet of the West 50.00 feet
EXCEPT the South 40.00 feet thereof.

PARCEL 3:
The South 20 feet of the North half of the South half of the West half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 5 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona.
EXCEPT the East 5.00 feet of the West 50.00 feet.

VICINITY MAP



SHEET TITLE: SITE PLAN
PROJECT: CITI CHURCH INTERNATIONAL
3600 EAST CACTUS ROAD
SCOTTSDALE, ARIZONA

Local Jurisdictions please note:
This plan is submitted under the jurisdiction of the State of Arizona, Department of Building and Fire Safety, Maricopa County, Arizona, and the City of Scottsdale, Arizona. The plan is subject to the approval of the City of Scottsdale, Arizona, and the Maricopa County, Arizona, Department of Building and Fire Safety. Please see Appendix A for the location of the site.

2400 NORTH 100th STREET
PHOENIX, ARIZONA 85028
TEL: 480-343-3300
FAX: 480-343-3300

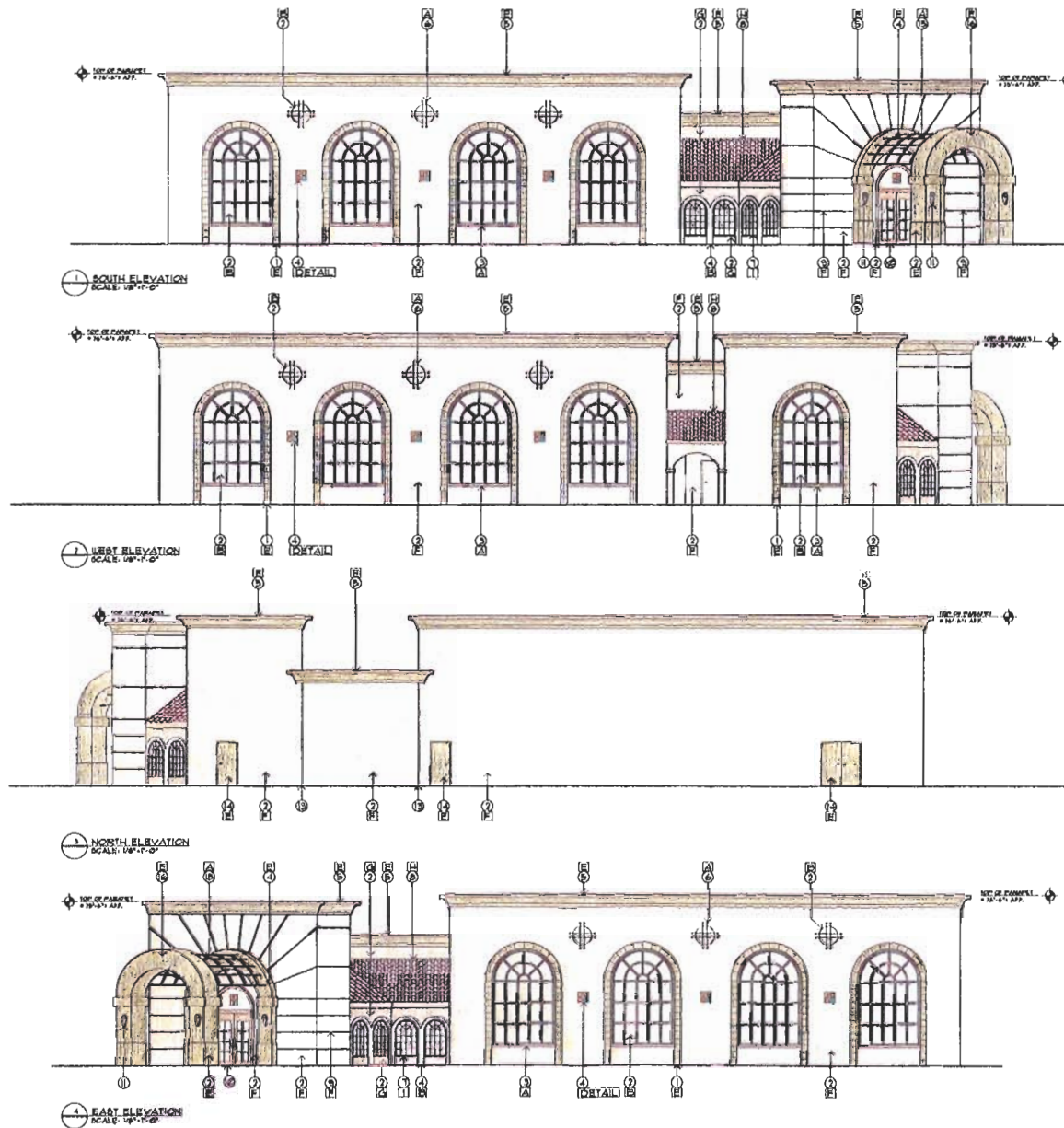
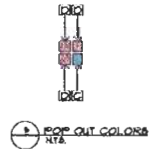
MODULAR WORKS
ARCHITECTURAL CONSULTING

PROJECT: CITI 8-03
DATE: 11-21-03
DRAWN: J.L.
CONTACT: J.L.
SCALE: 1" = 30'-0"
SHEET:

AI.I

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- ARCHITECTURAL NOTES:
1. SCORED STUCCO POP OUTS
 2. STUCCO FINISH
 3. METAL WORK
 4. STUCCO POP OUT
 5. STUCCO CORNICE
 6. IRON WORK WITH RELIEF
 7. WINDOWS
 8. MISSION TILE
 9. BEVELED REVEAL
 10. GOOD DOOR WAY
 11. WALL SCORCE
 12. STUCCO CANOPY
 13. REVEAL LINB
 14. METAL LATTICE
 15. STUCCO ARCHWAY

- COLOR NOTES:
- COCCA 14
 - DRIFTING 88
 - TROPICAL NIGHT DESSUS
 - TANDEM RICH DESSUS
 - BISON BROS 5P 134
 - CASH-MERE
 - CORAL CLAY 140
 - SPANISH RED TILE
 - BRONZE TONE
- (PAINT COLORS BY DUNN EDWARDS)

<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION												
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<p>Local Jurisdictions please note:</p> <p>This drawing is for the use of the City of Scottsdale, Arizona. It is not to be used for any other purpose without the written consent of the City of Scottsdale. The City of Scottsdale is not responsible for any errors or omissions in this drawing. Please refer to the City of Scottsdale website for more information.</p>																
<p>DESIGNED BY:</p> <p>MODULAR TECHNOLOGIES</p> <p>1000 N. 10TH AVENUE, SUITE 100</p> <p>SCOTTSDALE, ARIZONA 85257</p> <p>TEL: 480-344-2000</p> <p>FAX: 480-344-2001</p> <p>WWW.MODULARTECHNOLOGIES.COM</p>																